of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

While under construction I applied for a permit for a one story block garage to be built 38°2" X 32°7" not to exceed 40% of rear area. Total of this area is 3127 Sq. ft. allowable Sq. ft. to be 1242 Sq. ft. Permit was issued for 32°X32°X12°, but these dimensions were not on the permit or were any other dimensions. I built this garage as I thought it was to be

Now I wish to obtain the proper permit and zoning as the building would have to be totally destroyed in order to bring it down within the dimensions that are on the permit that was

For other reasons to be discussed at the hearing. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this inten, and further agree to and are to be bound by the zoning regulations and restrictions of Balinore County adopted pursuant to the Zoning Law For Baltimore County.

Protestant's Attorney Petitioner's Attorney

of February 19 k80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this_____day

__A___M. oning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY DIFICE BLDG. 111 W. Chesapeake Ave.

000) Nicholas B. Commodari Chairman

MEMBERS Bureau of Engineering Department of

Traffic Engineering State Roads Commissi Fire Prevention Health Department

Zoning Administrati

Industrial

Development

Project Planning Building Department Board of Education

Mr. Warren Scott Dykes 104 East Susquehanna Avenue Towson, Maryland 21204

RE: Item No. 158 Petitioner - Dykes Variance Petition

April 4, 1980

Dear Mr. Dykes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to legalize the height of the recently constructed garage in the rear yard, this Variance is requested.

At the time of the field inspection, two commercial vehicles and other equipment were located on the subject property. It should be noted that the Baltimore County Zoning Regulations allow only one (1) commercial vehicle to be parked on a residential property, but said vehicle must be located in a garage.

A review of the building permit file indicates that a permit was issued to construct a 32' x 32' x 12' garage. However, as indicated on the submitted site plan filed with this hearing, the garage was increased in size and height. Since the area of the garage as shown, is lest than 40% of the area of the rear yard, the Zoning Regulations appear to be satisfied in this regard. However, because there have been questions raised concerning the accuracy of your measurements, I suggest that you be prepared to justify the measurements at the scheduled hearing.

RE: PETITION FOR VARIANCE S/S of Susquehanna Ave., 120'

: BEFORE THE ZONING COMMISSIONER

E of Maryland Ave., 9th District OF BALTIMORE COUNTY

WARREN SCOTT DYKES, Petitioner : Case No. 80-209-A

> ::::::: ORDER TO ENTER APPEARANCE

Mr. Tommissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I her by enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore. and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 31st day of March, 1980, a copy of the aforegoing Order was mailed to Mr. Warren Scott Dykes, 104 E. Susquehanna Avenue, Towson, Maryland 21204, Petitioner.

Item No. 158 - Dykes Page Two April 4, 1980

Enclosed are all coments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC/sf

Enclosures

BALTIMORE COUNTY

ZONING FLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

The State of the S

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 17, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #158 (1979-1980) Property Owner: Warren Scott Dykes S/S Susquehanna Ave. 120' E. Maryland Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'. Acres: 0.129 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Raltimore County highway and utility improvements are not directly involved. This property comprises parts of Lots 63 and 65 and all of Lot 64 of the plat "Towson Manor", recorded W.P.C. 5, Folio 79.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 158 (1979-1980).

> Very truly yours, Ellow Th Dwir / Escores ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley N-NW Key Sheat 37 NE 4 Pos. Sheet NE 10 A Topo 70 and 70A Tax Maps

Mr. Warren Scott Dykes 104 East Susquehanna Avenue Towson, Maryland 21204

> BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th

WILLIAM E. HAMMOND Zoning Commissioner

of February , 1980.

Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #158, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Warrent Scott Dykes Location: S/S Susquehanna Avenue 120' E. Maryland Avenue Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit an accessory strucutre with an average height of 16.5' in lieu of the required 15'. Acres: 0.129 District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Planner III Current Planning and Development

Pursuant to the advertisement, posting of property, and pullic hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon to petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, refety, and general welfare of the community, the Variance(s) should be grant. '.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to

ရက္က**ေတာ့ စက္ က ရက္က အိန္ခ်က္သည္။ အေနရိုင္း မတိုင္းမွာ သိုင္းကို ရိုင္းကို ကာလေတြကို မေတြကေတြ။ မေတြကို မေတြကို**

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Zoning Commissioner of Baltimore County

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Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, his 26th May May 1980, that the herein Petition for the Variance(s) to permittan average height of 16.5 feet for an existing garage in lieu of the required 15 feet be and the same is hereby DENIED.

duty Zoning Commissioner of Ealtimore County

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

May 9, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

BALTIMORE COUNTY PUBLIC SCHOOLS

Michael B. Therman Michael S. Flanigan Engineer Associate II

MSF/hmd

10. 30% + Sene :

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Towson, Maryland 21204

Baltimore County Office Building

158, 159, 160, 161, 162,

1111 West Clasapeake Avenue

Property Owner:

Present Zoning:

Proposed Zoning:

Zoning Commissioner

RE: Item No:

Location:

District:

No. Acres:

Dear Mr. Hammond:

Dykeo

Towson, Maryland - 21204

Date: February 7, 1980

BALTIMORE COUNTY
DEPARTMENT OF PERMITS G LICENSES 10WSON MARYLAND 21204

TED ZALESKI, JR. DIRECTOR

February 26, 1980

Mr. William E. Harmond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond: Comments on Item #58 Zoning Advisory Committee Meeting, February 12, 1980

Property Owner: Warren Scott Dykes
Location: S/S Susquehanna Ave. 120' E Maryland Ave.
Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'.

0.129

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Gode for the Handicapped and Aged; and other applicable Codes.

- X B. A building/ ____permit shall be required before occupany permit is granted C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required 89t s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Englacer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction
- X I. Comments Buildings appears to be basical y complete. Permit No. 965 3 has expired. Applicant should contact Mr. Harry Staub Chief of Building Inspection for proper action. NOTE. These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to

be construed as the full extent of any permit.

If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

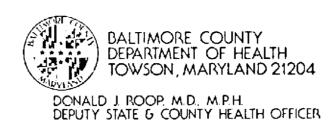
All of the above have no bearing on student population.

Wm. Nick Petrovich, Assistant Department of Planning

Very truly yours)

Z.A.C. Meeting of: February 12, 1980

WNP/bp



March 14, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #158, Zoning advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: Warren Scott Dykes Location: Existing Zoning: D.R. 5.5

S/S Susquehanna Avenue 120' E Maryland Avenue Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the

Acres: District:

Metropolitan water and sewer exist; therefore no health hazards are anticipated.

required 15'.

0.129

9th

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE CHIEF

February 28, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Warren Scott Dykes

S/S Susquehanna Ave. 120' E Maryland Ave.

Item No: Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Cept. Leath Kelly 7 35-80 Approved: Plauming/Group Special Inspection Division

WARREN SCOTT DIKKS

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.

Towson, Maryland 21204 Ray R. Potter, President 233 Linden Avenue Towson, Laryland 21204 826 - 0926 1-94 - 1272

APP 2 8 'QO AM

Ar. William Hammond Zoning Commissioner of Baltimore County County Office Fuilding Towson, Laryland 21204

Dear Mr. Hammond:

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On April 17, 1980, Ers. Jerry Howard, our Vice President for Planning and Zoning presented testimony before Mrs. Jean Jung with reference to Case #80-209-A: Request for variance by Mr. Warren Dykes, 104 East Susquehanna Avenue, Towson Paryland, 21204.

The following information has been brought to our attention and in view of the importance of this case to our community, we are passing it along to you for your records:

In testimony, Mr. Dykes stated that his neighbors, Mr. and Mrs. William E. DeVilciss, 102 East Susquehanna Avenue, Towson, Maryland, 2120L, have no opposition to the structure which has been questioned. The position of Ar. and Ars. Deviltiss is, in fact, one of total opposition to the structure and they are in full support of the Loard of Directors in the position of opposition to the variance which it adopted at its meeting and which was offered by hrs. Loward in her testimony. During a conversation with Mr. Devil'iss concerning this matter, I was advised that he had planted trees along his property line in an attempt to screen the structure from view. Er. Devilbiss has further advised him (Ar. Dykes) of his feelings in the matter.

You will note that Mr. and Mrs. DeVilbiss have signed this letter with us in order that you can be assured that we are furnishing this information to you with their full knowledge and consent.

Should there be additional information which we may be able to furnish concerning this matter, please feel free to contact us.

> Jerry G. Howard, Vice President. Planning and Zoning.

Deirhedoley Devoltin

Ar. Worman Walters 106 East Suscuehanna ...venue Mr. William Hammond Page 2.

Re: Case / SO = 209 = A.

Copies to:

The Honorable Farbara F. Fachur, Councilwoman Fourth District of Ealtimore County

Mr. Donald Gerding, President

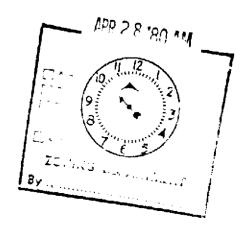
Greater Fowson Council of Community Associations

T. M. I. A. Files

P. S.: On a tour of the area by a representative of T. M. I. A. on Mednesday, April 23, 1960 at approximately 3:00 F. M., it was found that the building

It should be noted that this was done subsequent to the hearing before Mrs. Jung on Thursday, April 17. We wonder if further work on this garage is, in fact, legal since no decision has yet been rendered concerning the

P. P. S.: On Thursday, April 24, 1980, at approximately 11:30 A. M., it was further noted that said garage was being spray painted.



SEP LG MON

NO. 21 11 15 15 15 17

ALITERATIONS & AUDITIONS: Show property dimensions, abutting rands, locations of house of septic system and/or water well and all existing and proposed buildings and additions.

DOG MUNS, BANKS, STABLES, ETC: Same as alterations & additions. Also show dwellings, sewage system and wells on adjacent properties in close preximity.

> THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Maryland 21204 Mrs. Jerry G. Howard 256 E. Susquebanna Avenue Towson Maryland 21204

April 15, 1980

Mr. William Hammond Zoning Commissioner Office Planning and Zoning County Courts Building Towson Maryland 21204

Mr. Hammond:

Additional Information

This letter will refer to case #80 - 209 - A, a request for a variance by Mr. Warren Dykes, 104 E. Susquehanna Avenue, Towson Maryland, 21204.

The structure which has been built is at a minimum of 15.5 feet high, a difference of 4.5 feet. It is obvious that the structure which has been built is not in keeping with the residential nature of the surrounding community. The building is of cement block construction which has been left unpainted and unfinished. It is obvious by the attached photos that the industrial/commercial type door installed is for uses obviously other than by standard automobiles. The building is an eyesore and as far as we are concerned, the pole and electrical service which has been installed by the Baltimore Gas and Electric Company only serves to compound the problems with the situation.

According to our information, the Flectrical Administrative Board of Ealtimore County approved the installation of the necessary metering equipment by the Baltimore Gas and Electric for a Three Phase, 200 Amp, 120/208 Volt service on April 25, 1979. We recognize that 200 Amp services are not unusual in certain residential applications, but, the type of service installed in this building can, in no way, be construed to be residential. This conclusion is based on the fact that the type of service described here is installed in Commercial and Industrial applications.

It can only be assumed that the usage of this building is nothing more or less than commercial and places the residential integrity of our community in jeopardy.

In view of the fact that we have been unable to determine whether or not the side yard setbacks are in compliance with the conditions of the original permit, we are not in a position to determine if the building does, in fact, meet those conditions. In view, however, of the fact that the owner has violated the restrictions placed on him by the original permit and has built a building which is illegal in height and which, as far as we are concerned, gives the impression that it is being used for non-residential purposes, our Board of Directors has adopted a position of being in total

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Maryland 21204

July 1, 1979.

Gentlemen:

This is to advise that the following individuals are currently duly elected members of the Board of Directors of the Association and ad such each is authorized, on behalf of the Foard, to testify on all zoning matters and other matters affecting the interests of the Association:

> Raymond Potter, Sr. Jerry Howard Kathy Jarboe

Fred Craig Hulen Potter David L. Kreek

A copy of the Association's Annual Zoning Authorization dated July 1, 1979 is attached.

A letter of the Association sets forth the position of the Board of Directors in this matter as embodied in a duly adopted Resolution of the Loard. (attached)

The current number of household members of the Association is

The Association's geographical limits or boundaries are: Fillen Road to the east, to the center of York Road on the west, Susquehanna Avenue, (including the north side of) on the north, and Burke Avenue to the center of the street on the south, with the exception of those properties on the north side of Burke Avenue, west of "aryland Avenue.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

ATTEST:

Mr. Hammond Page 2.

and complete opposition to the issuance of any variances whatsoever which will permit this building to remain standing. In our minds there are many questions concerning the entire matter. It is beyond comprehension that an individual can obtain a building permit to replace an existing residential garage, then build a building of this size which is blatantly not in compliance with the original permit as issued and then come back to Faltimore County and request a variance.

Mr. Dykes has lived in our community for approximately six or seven years. At the present time he is a dues-paying member of the Towson Manor Improvement Association. The community holds no ill-feelings toward Mr. Dykes, i.t, we cannot help but feel that in this case a lack of concern has been demonstrated, not only for the surrounding neighborhood, by the construction of this building and the installation of the electric service, but for the total community as well. In fact, Mr. Dykes has, subsequent to the onset of this case, been issued a "stop work" order, # D-1582 on March 31, 1980, for yet another violation without a permit. It is for these reasons that we feel very strongly that in order to protect the residential nature of our area the variance must be denied and an order be issued to remove the structure completely from the property.

Sincerely Yours,

Jerry & Howard Jerry G. Loward, Vice-President, Planning and Zonin g.

Eay/Potter, Sr., President.

comies to:

The Honorable Parhara F. Factur J. Donald Gerding, Prs. G. T. C. C. A. T. M. I. A. Files .

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Maryland 21204

July 1, 1979.

ANNUAL ZONING AUTHORIZATION

BE IT RESOLVED, that upon unanimous vote taken this date at the annual meeting of the Association, the Eoard of Directors of the Towson Manor Improvement Association, Inc., is hereby authorized for the forthcoming year to take full responsibility for review and action on all zoning matters in any way affecting the interest of the Association.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

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WARREN S. CY-ES

STOREMENT NO CONTRACTOR

34 X 14114

CONSTRUCT ONE STORY CONCRETE BLOCK

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EXCEED 40% OF AREA OF RELE YARL.

ATTEST:

TYPE OF IMPROVEMENT

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D. TYPE OF CONSTRUCTION

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Section 1997

TO BE SEED OF BUILDINGS

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Mary and 21204

April 14, 1980

RESOLUTION:

At a meeting of the Foard of Directors of Towson Manor Improvement Association, Inc., which was called by the President in accordance with the provisions specified by the Ey-Laws of the Association, it was resolved that:

The contents of the letter dated April 15, 1980, addressed to Mr. William Hammond, Zoning Commissioner of Paltimore County pertaining to Case # 80 - 209 - A, were unanimously approved and accepted as the official position of the said Foard.

Given under my hand this lith day of April, 1980

Kathy Jarboe, Secretary.

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LESCOTTION OF VARIANCE

Located on the South side of Susquehanna Avenue, approximately 120 feet last of Saryland Avenue, known as Lots (63 (15it.). -64 (lotal). .65 (5:1.) as shown on lat of lowson sanor which is recorded in the land records of Laltimore county in liber 05. rolio 79.

Also known as 104 East Susquehanne Avenue, property of warren C. Dykes.

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Mr. Warren Scott Dykes 104 E. Susquehanna Avenue Towson, Maryland 21204

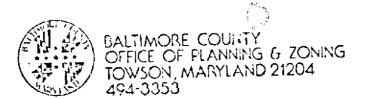
NOTICE OF HEARING

RE: Petition for Variance - S/S Susquehanna Ave., 120' E of Maryland Avenue - Case No. 80-209-A

Thursday, April 17, 1980

TOWSON, MARYLAND

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,



WILLIAM E. HAWMOND ZONING COMMISSIONER

May 26, 1980

Mr. Warren Scott Dykes 104 E. Susquehanna Avenue Towson, Maryland 21204

> RE: Petition for Variance S/S of Susquehanna Avenue, 120' E of Maryland Ave. - 9th Election District Warren Scott Dykes - Petitioner NO. 80-209-A (Item No. 158)

Dear Mr. Dykes:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Jerry Howard 256 E. Susquehanna Avenue Towson, Maryland 21204

> Mr. August Herrling 111 Willow Avenue Towson, Maryland 21204

John W. Hessian, III, Esquire People's Counsel

/型型\ BAIJIMOD CODID OFFICE OF PROBLEM TO ZONNG 10WSON, MARKEAUD 21204 494-3053

WRITAM L HAMPS & CAMB COMMON

April 9, 1980

Mr. Warren Soc't Dykes 10h E. Susquehanna Avenue Towson, Maryland 21204

RE: Petition for Variance S/S Susquehanna Ave., 120' E of Maryland Avenue Case No. 80-209-A

Dear Mr. Dykes:

This is to mivise you that \$43.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jennes, 1600m 113, County Office Building, Towson, Maryland 2120h, before the hearing.

Zoning Commissioner

VEHIBJ

INCITION FOR VARIANCE

9th District

Petition for Variance for height requirements ZONING:

South side of Susquehanna Avenue, 120 feet East of Maryland LOCATION:

Avenue

DATE & TIME:

Thursday, April 17, 1980 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Variance to permit an average height of 16.5 feet in lieu of the required 15 feet for an

The Zoning Regulation to be excepted as follows:

eristing Carage

Section 400.3 - The height of accessory buildings shall not exceed fifteen feet

All that parcel of land in the Ninth District of Baltimore County

Being the property of Warren Scott Dykes, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 17, 1980 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapcake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HALMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

March 25, 1980

Office of Planning and Zoning

Petition No. 80-209-A Item 158

Petition for Variance for height requirements South side of Susquehanna Avenue, 120 feet East of Maryland Avenue Petitioner – Warren Scott Dykes

Ninth District

HEARING: Thursday, April 17, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

32-2019

JD\$:JGH:ab

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PETITION	M	APPI	NG	PRC	GRE	SS	SHEE	T		
	Wall Map		Jriginal		Duplicate		Tracing		200 Sheet	
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Descriptions checked and outline plotted on map									,	
Petition number added to outline										
Denied					!					
Granted by ZC, BA, CC, CA										
Reviewed by:	(i				ed Pla ge in ou		or des	cript	ion	_Yes _No
Previous case:				Map	#					

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue

ZONII	NG DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland
G.	Date of Posting 3/3/3/2
District.	Date of Posting
Positioner 17 2 2001	Best Person
Location of property: 5/5	Brogue hance des , 1201 E
Maryland a	7:4

CERTIFICATE OF POSTING

Location of prope ____-

1 Buch

Towson, Maryland 21204 Your Petition has been received this 29 day of # 158 William E. Hammond, Zoning Commissioner *This is not to be interpreted as acceptance of the Petition for assignment of a

hearing date.

SEP 2.9 (20)

PETITION FOR VARIANCE

9th District
Zoning: Petition for Variance
for height requirements.
Location: South side of
Susquehanna avenue, 120 feet
east of Maryland avenue.
Date & Time: Thursday, April
17, 1980 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.

Date & Time: Thursday, April
17, 1980 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

hearing:

Petition for Variance to permit an average height of 16.5 feet in lieu of the required 15 feet for an existing garage.

The Zoning Regulation to be excepted as follows:

Section 400.3 • the height of

exceed lifteen feet.

All that parcel of land in the Ninth District of Baltimore County, located on the south side of Susquehanna avenue, approximately 120 feet east of Maryland avenue, known as lots 63 (15 ft.), 64 (total), 65 (5 ft), as shown on Plat of Towson Manor which is recorded in the land records of Baltimore County in Liber 05, folio 19.

Also known as 104 East

Also known as 104 East
Susquehanna avenue, property
of Warren S. Dykes.
Being the property of Warren
Scott Dykes, as shown on plat
plan filed with the Zoning
Department.

Department.
Hearing Date:
THURSDAY, APRIL 17, 1980
AT 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E HAMMOND

WILLIAM E. HAMMOND

Zoning Commissioner
of Baltimore County

Gle Essex Times

This is to Certify, That the annexed

was inserted in the Essex Times, a newspaper printed and published in Baltimore County, once in each of _______ successive

5.h). W. y. t. To F. blisher.

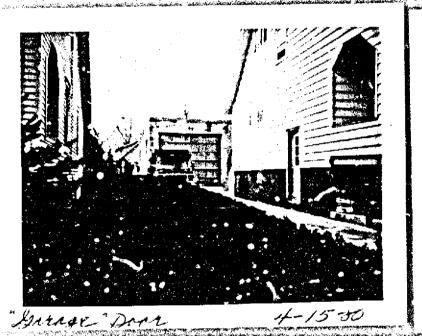
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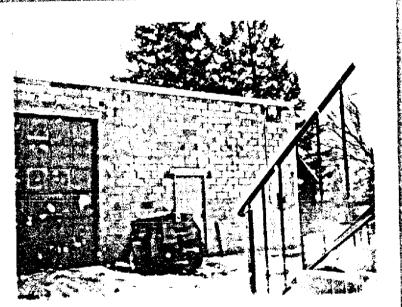
CERTIFICATE OF PUBLICATION

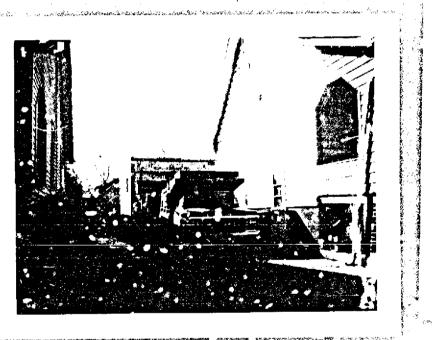
appearing on the____3rd____day of____April______19__80

L. Lead Suisitor

Cost of Advertisement, \$ 19 vs







EONING: Petition for Variance for "rich requirements"
Language Tion: South side of Rusque-lanta Avenue, 120 feet East of Maryland Avenue
DATE 4 TIME: Thursday, April 17, 1986 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesaparks A use, Towson, Maryland.

Located on the South side of Susquehanna Avenue, approximately 120 feet East of Maryland Avenue, known as Lots #63 (15 ft.), #64 (Total), #65 (5 ft.) as shown on Plat of Towson Manor which is recorded in the land records of Baltimore County in Liber 05, Folio 78. Also known as 161 East Su-quehanna Avenue, property of Warren S. Dykes.

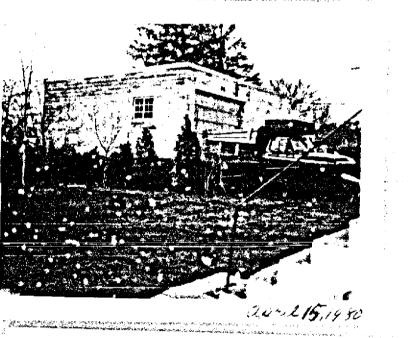
Being the property of Warren Scott Dykes, as shown on plat plan filed with the Zoning Department Hearing Date: Thursday, April 17, 1980 at 10:00 A.M.

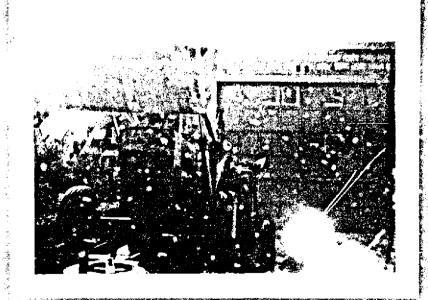
Public Hearing: Room 106, County

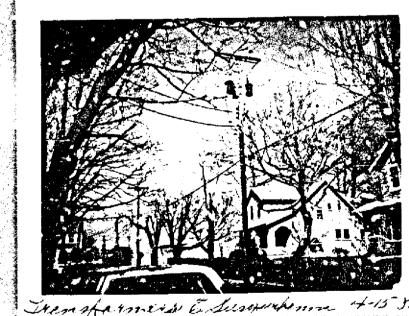
1880 at 10:00 A.M.

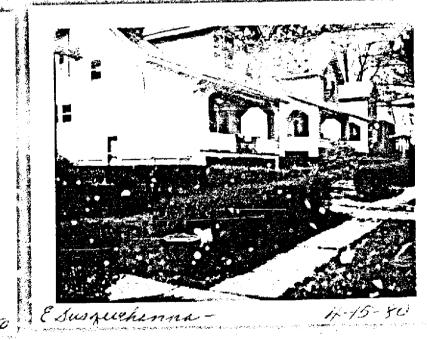
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 3.



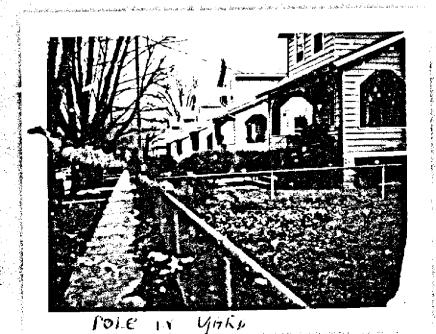


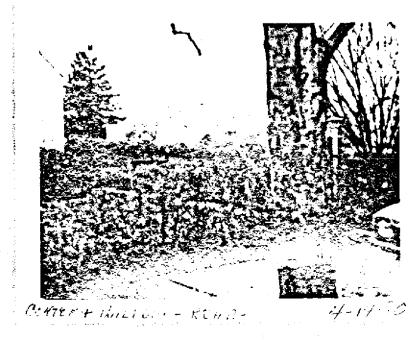


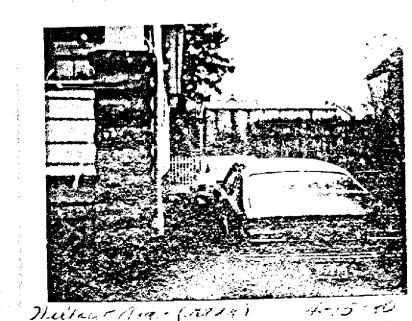


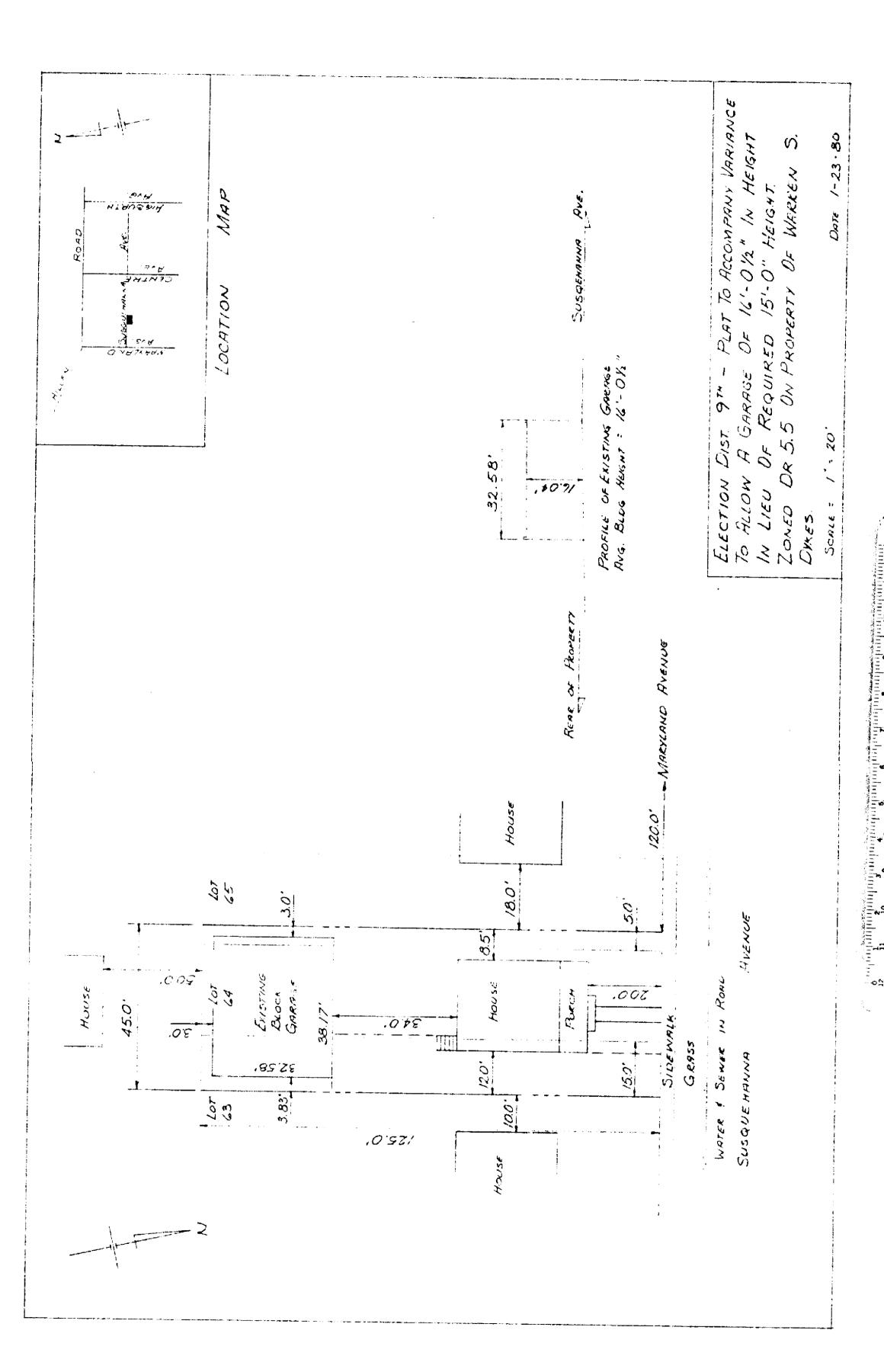












of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

While under construction I applied for a permit for a one story block garage to be built 38°2" X 32°7" not to exceed 40% of rear area. Total of this area is 3127 Sq. ft. allowable Sq. ft. to be 1242 Sq. ft. Permit was issued for 32°X32°X12°, but these dimensions were not on the permit or were any other dimensions. I built this garage as I thought it was to be

Now I wish to obtain the proper permit and zoning as the building would have to be totally destroyed in order to bring it down within the dimensions that are on the permit that was

For other reasons to be discussed at the hearing. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this inten, and further agree to and are to be bound by the zoning regulations and restrictions of Balinore County adopted pursuant to the Zoning Law For Baltimore County.

Protestant's Attorney Petitioner's Attorney

of February 19 k80, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this_____day

__A___M. oning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY DIFICE BLDG. 111 W. Chesapeake Ave.

000) Nicholas B. Commodari Chairman

MEMBERS Bureau of Engineering Department of

Traffic Engineering State Roads Commissi Fire Prevention Health Department

Zoning Administrati

Industrial

Development

Project Planning Building Department Board of Education

Mr. Warren Scott Dykes 104 East Susquehanna Avenue Towson, Maryland 21204

RE: Item No. 158 Petitioner - Dykes Variance Petition

April 4, 1980

Dear Mr. Dykes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to legalize the height of the recently constructed garage in the rear yard, this Variance is requested.

At the time of the field inspection, two commercial vehicles and other equipment were located on the subject property. It should be noted that the Baltimore County Zoning Regulations allow only one (1) commercial vehicle to be parked on a residential property, but said vehicle must be located in a garage.

A review of the building permit file indicates that a permit was issued to construct a 32' x 32' x 12' garage. However, as indicated on the submitted site plan filed with this hearing, the garage was increased in size and height. Since the area of the garage as shown, is lest than 40% of the area of the rear yard, the Zoning Regulations appear to be satisfied in this regard. However, because there have been questions raised concerning the accuracy of your measurements, I suggest that you be prepared to justify the measurements at the scheduled hearing.

RE: PETITION FOR VARIANCE S/S of Susquehanna Ave., 120'

: BEFORE THE ZONING COMMISSIONER

E of Maryland Ave., 9th District OF BALTIMORE COUNTY

WARREN SCOTT DYKES, Petitioner : Case No. 80-209-A

> ::::::: ORDER TO ENTER APPEARANCE

Mr. Tommissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I her by enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore. and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 31st day of March, 1980, a copy of the aforegoing Order was mailed to Mr. Warren Scott Dykes, 104 E. Susquehanna Avenue, Towson, Maryland 21204, Petitioner.

Item No. 158 - Dykes Page Two April 4, 1980

Enclosed are all coments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC/sf

Enclosures

BALTIMORE COUNTY

ZONING FLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

The State of the S

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 17, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #158 (1979-1980) Property Owner: Warren Scott Dykes S/S Susquehanna Ave. 120' E. Maryland Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'. Acres: 0.129 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Raltimore County highway and utility improvements are not directly involved. This property comprises parts of Lots 63 and 65 and all of Lot 64 of the plat "Towson Manor", recorded W.P.C. 5, Folio 79.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 158 (1979-1980).

> Very truly yours, Ellow Th Dwir / Escores ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley N-NW Key Sheat 37 NE 4 Pos. Sheet NE 10 A Topo 70 and 70A Tax Maps

Mr. Warren Scott Dykes 104 East Susquehanna Avenue Towson, Maryland 21204

> BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th

WILLIAM E. HAMMOND Zoning Commissioner

of February , 1980.

Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #158, Zoning Advisory Committee Meeting, February 12, 1980, are as follows:

Property Owner: Warrent Scott Dykes Location: S/S Susquehanna Avenue 120' E. Maryland Avenue Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit an accessory strucutre with an average height of 16.5' in lieu of the required 15'. Acres: 0.129 District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Planner III Current Planning and Development

Pursuant to the advertisement, posting of property, and pullic hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon to petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, refety, and general welfare of the community, the Variance(s) should be grant. '.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to

ရက္က**ေတာ့ စက္ က ရက္က အိန္ခ်က္သည္။ အေနရိုင္း မတိုင္းမွာ သိုင္းကို ရိုင္းကို ကာလေတြကို မေတြကေတြ။ မေတြကို မေတြကို**

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្រុម្មាល់ ក្រុមប្រជាព្រះស្រែក ប្រែក្រុមប្រើប្រជាព្រះ ប្រើប្រុក្ស ប្រើប្រើប្រើប្រើប្រជាព្រះ ប្រើប្រើប្រើប្រាក្ស ក្រុមស្នាល់ ក្រុមប្រជាព្រះសម្រេច ស្និត្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្រាស់ ស្ ក្រុមប្រជាព្រះសម្រេច ស្រាស់ (ទីសេស ស្រាស់ (ទីសេស ស្រាស់ (សេស ស្រាស់ (សេស ស្រាស់ (សេស ស្រាស់ (សេស ស្រាស់ (សេស ស

Zoning Commissioner of Baltimore County

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Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, his 26th May May 1980, that the herein Petition for the Variance(s) to permittan average height of 16.5 feet for an existing garage in lieu of the required 15 feet be and the same is hereby DENIED.

duty Zoning Commissioner of Ealtimore County

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

May 9, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 158, 159, 161, and 162 of the Zoning Advisory Committee Meeting of February 12, 1980.

Very truly yours,

BALTIMORE COUNTY PUBLIC SCHOOLS

Michael B. Therman Michael S. Flanigan Engineer Associate II

MSF/hmd

10. 30% + Sene :

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Towson, Maryland 21204

Baltimore County Office Building

158, 159, 160, 161, 162,

1111 West Clasapeake Avenue

Property Owner:

Present Zoning:

Proposed Zoning:

Zoning Commissioner

RE: Item No:

Location:

District:

No. Acres:

Dear Mr. Hammond:

Dykeo

Towson, Maryland - 21204

Date: February 7, 1980

BALTIMORE COUNTY
DEPARTMENT OF PERMITS G LICENSES 10WSON MARYLAND 21204

TED ZALESKI, JR. DIRECTOR

February 26, 1980

Mr. William E. Harmond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond: Comments on Item #58 Zoning Advisory Committee Meeting, February 12, 1980

Property Owner: Warren Scott Dykes
Location: S/S Susquehanna Ave. 120' E Maryland Ave.
Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the required 15'.

0.129

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Gode for the Handicapped and Aged; and other applicable Codes.

- X B. A building/ ____permit shall be required before occupany permit is granted C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required 89t s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Englacer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction
- X I. Comments Buildings appears to be basical y complete. Permit No. 965 3 has expired. Applicant should contact Mr. Harry Staub Chief of Building Inspection for proper action. NOTE. These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to

be construed as the full extent of any permit.

If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

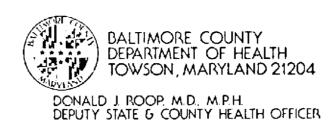
All of the above have no bearing on student population.

Wm. Nick Petrovich, Assistant Department of Planning

Very truly yours)

Z.A.C. Meeting of: February 12, 1980

WNP/bp



March 14, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #158, Zoning advisory Committee Meeting of February 12, 1980, are as follows:

Property Owner: Warren Scott Dykes Location: Existing Zoning: D.R. 5.5

S/S Susquehanna Avenue 120' E Maryland Avenue Proposed Zoning: Variance to permit an accessory structure with an average height of 16.5' in lieu of the

Acres: District:

Metropolitan water and sewer exist; therefore no health hazards are anticipated.

required 15'.

0.129

9th

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE CHIEF

February 28, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Warren Scott Dykes

S/S Susquehanna Ave. 120' E Maryland Ave.

Item No: Zoning Agenda: 2-12-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Cept. Leath Kelly 7 35-80 Approved: Plauming/Group Special Inspection Division

WARREN SCOTT DIKKS

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC.

Towson, Maryland 21204 Ray R. Potter, President 233 Linden Avenue Towson, Laryland 21204 826 - 0926 1-94 - 1272

APP 2 8 'QO AM

Ar. William Hammond Zoning Commissioner of Baltimore County County Office Fuilding Towson, Laryland 21204

Dear Mr. Hammond:

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On April 17, 1980, Ers. Jerry Howard, our Vice President for Planning and Zoning presented testimony before Mrs. Jean Jung with reference to Case #80-209-A: Request for variance by Mr. Warren Dykes, 104 East Susquehanna Avenue, Towson Paryland, 21204.

The following information has been brought to our attention and in view of the importance of this case to our community, we are passing it along to you for your records:

In testimony, Mr. Dykes stated that his neighbors, Mr. and Mrs. William E. DeVilciss, 102 East Susquehanna Avenue, Towson, Maryland, 2120L, have no opposition to the structure which has been questioned. The position of Ar. and Ars. Deviltiss is, in fact, one of total opposition to the structure and they are in full support of the Loard of Directors in the position of opposition to the variance which it adopted at its meeting and which was offered by hrs. Loward in her testimony. During a conversation with Mr. Devil'iss concerning this matter, I was advised that he had planted trees along his property line in an attempt to screen the structure from view. Er. Devilbiss has further advised him (Ar. Dykes) of his feelings in the matter.

You will note that Mr. and Mrs. DeVilbiss have signed this letter with us in order that you can be assured that we are furnishing this information to you with their full knowledge and consent.

Should there be additional information which we may be able to furnish concerning this matter, please feel free to contact us.

> Jerry G. Howard, Vice President. Planning and Zoning.

Deirhedoley Devoltin

Ar. Worman Walters 106 East Suscuehanna ...venue Mr. William Hammond Page 2.

Re: Case / SO = 209 = A.

Copies to:

The Honorable Farbara F. Fachur, Councilwoman Fourth District of Ealtimore County

Mr. Donald Gerding, President

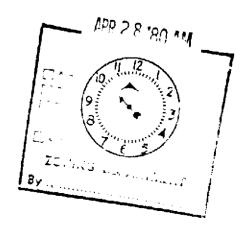
Greater Fowson Council of Community Associations

T. M. I. A. Files

P. S.: On a tour of the area by a representative of T. M. I. A. on Mednesday, April 23, 1960 at approximately 3:00 F. M., it was found that the building

It should be noted that this was done subsequent to the hearing before Mrs. Jung on Thursday, April 17. We wonder if further work on this garage is, in fact, legal since no decision has yet been rendered concerning the

P. P. S.: On Thursday, April 24, 1980, at approximately 11:30 A. M., it was further noted that said garage was being spray painted.



SEP LG MON

NO. 21 11 15 15 15 17

ALITERATIONS & AUDITIONS: Show property dimensions, abutting rands, locations of house of septic system and/or water well and all existing and proposed buildings and additions.

DOG MUNS, BANKS, STABLES, ETC: Same as alterations & additions. Also show dwellings, sewage system and wells on adjacent properties in close preximity.

> THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Maryland 21204 Mrs. Jerry G. Howard 256 E. Susquebanna Avenue Towson Maryland 21204

April 15, 1980

Mr. William Hammond Zoning Commissioner Office Planning and Zoning County Courts Building Towson Maryland 21204

Mr. Hammond:

Additional Information

This letter will refer to case #80 - 209 - A, a request for a variance by Mr. Warren Dykes, 104 E. Susquehanna Avenue, Towson Maryland, 21204.

The structure which has been built is at a minimum of 15.5 feet high, a difference of 4.5 feet. It is obvious that the structure which has been built is not in keeping with the residential nature of the surrounding community. The building is of cement block construction which has been left unpainted and unfinished. It is obvious by the attached photos that the industrial/commercial type door installed is for uses obviously other than by standard automobiles. The building is an eyesore and as far as we are concerned, the pole and electrical service which has been installed by the Baltimore Gas and Electric Company only serves to compound the problems with the situation.

According to our information, the Flectrical Administrative Board of Ealtimore County approved the installation of the necessary metering equipment by the Baltimore Gas and Electric for a Three Phase, 200 Amp, 120/208 Volt service on April 25, 1979. We recognize that 200 Amp services are not unusual in certain residential applications, but, the type of service installed in this building can, in no way, be construed to be residential. This conclusion is based on the fact that the type of service described here is installed in Commercial and Industrial applications.

It can only be assumed that the usage of this building is nothing more or less than commercial and places the residential integrity of our community in jeopardy.

In view of the fact that we have been unable to determine whether or not the side yard setbacks are in compliance with the conditions of the original permit, we are not in a position to determine if the building does, in fact, meet those conditions. In view, however, of the fact that the owner has violated the restrictions placed on him by the original permit and has built a building which is illegal in height and which, as far as we are concerned, gives the impression that it is being used for non-residential purposes, our Board of Directors has adopted a position of being in total

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Maryland 21204

July 1, 1979.

Gentlemen:

This is to advise that the following individuals are currently duly elected members of the Board of Directors of the Association and ad such each is authorized, on behalf of the Foard, to testify on all zoning matters and other matters affecting the interests of the Association:

> Raymond Potter, Sr. Jerry Howard Kathy Jarboe

Fred Craig Hulen Potter David L. Kreek

A copy of the Association's Annual Zoning Authorization dated July 1, 1979 is attached.

A letter of the Association sets forth the position of the Board of Directors in this matter as embodied in a duly adopted Resolution of the Loard. (attached)

The current number of household members of the Association is

The Association's geographical limits or boundaries are: Fillen Road to the east, to the center of York Road on the west, Susquehanna Avenue, (including the north side of) on the north, and Burke Avenue to the center of the street on the south, with the exception of those properties on the north side of Burke Avenue, west of "aryland Avenue.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

ATTEST:

Mr. Hammond Page 2.

and complete opposition to the issuance of any variances whatsoever which will permit this building to remain standing. In our minds there are many questions concerning the entire matter. It is beyond comprehension that an individual can obtain a building permit to replace an existing residential garage, then build a building of this size which is blatantly not in compliance with the original permit as issued and then come back to Faltimore County and request a variance.

Mr. Dykes has lived in our community for approximately six or seven years. At the present time he is a dues-paying member of the Towson Manor Improvement Association. The community holds no ill-feelings toward Mr. Dykes, i.t, we cannot help but feel that in this case a lack of concern has been demonstrated, not only for the surrounding neighborhood, by the construction of this building and the installation of the electric service, but for the total community as well. In fact, Mr. Dykes has, subsequent to the onset of this case, been issued a "stop work" order, # D-1582 on March 31, 1980, for yet another violation without a permit. It is for these reasons that we feel very strongly that in order to protect the residential nature of our area the variance must be denied and an order be issued to remove the structure completely from the property.

Sincerely Yours,

Jerry & Howard Jerry G. Loward, Vice-President, Planning and Zonin g.

Eay/Potter, Sr., President.

comies to:

The Honorable Parhara F. Factur J. Donald Gerding, Prs. G. T. C. C. A. T. M. I. A. Files .

THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Maryland 21204

July 1, 1979.

ANNUAL ZONING AUTHORIZATION

BE IT RESOLVED, that upon unanimous vote taken this date at the annual meeting of the Association, the Eoard of Directors of the Towson Manor Improvement Association, Inc., is hereby authorized for the forthcoming year to take full responsibility for review and action on all zoning matters in any way affecting the interest of the Association.

NOTE: The fiscal year for Towson Manor Improvement Association, Inc., begins July 1, 1979 and unless notified otherwise by Baltimore County Officials we shall assume these resolutions will not expire until June 30, 1980.

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THE TOWSON MANOR IMPROVEMENT ASSOCIATION, INC. Towson, Mary and 21204

April 14, 1980

RESOLUTION:

At a meeting of the Foard of Directors of Towson Manor Improvement Association, Inc., which was called by the President in accordance with the provisions specified by the Ey-Laws of the Association, it was resolved that:

The contents of the letter dated April 15, 1980, addressed to Mr. William Hammond, Zoning Commissioner of Paltimore County pertaining to Case # 80 - 209 - A, were unanimously approved and accepted as the official position of the said Foard.

Given under my hand this lith day of April, 1980

Kathy Jarboe, Secretary.

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LESCOTTION OF VARIANCE

Located on the South side of Susquehanna Avenue, approximately 120 feet last of Saryland Avenue, known as Lots (63 (15it.). -64 (lotal). .65 (5:1.) as shown on lat of lowson sanor which is recorded in the land records of Laltimore county in liber 05. rolio 79.

Also known as 104 East Susquehanne Avenue, property of warren C. Dykes.

The first of the second of the 3/19/8/

Mr. Warren Scott Dykes 104 E. Susquehanna Avenue Towson, Maryland 21204

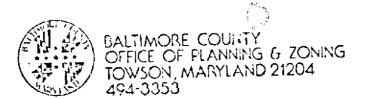
NOTICE OF HEARING

RE: Petition for Variance - S/S Susquehanna Ave., 120' E of Maryland Avenue - Case No. 80-209-A

Thursday, April 17, 1980

TOWSON, MARYLAND

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,



WILLIAM E. HAWMOND ZONING COMMISSIONER

May 26, 1980

Mr. Warren Scott Dykes 104 E. Susquehanna Avenue Towson, Maryland 21204

> RE: Petition for Variance S/S of Susquehanna Avenue, 120' E of Maryland Ave. - 9th Election District Warren Scott Dykes - Petitioner NO. 80-209-A (Item No. 158)

Dear Mr. Dykes:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Jerry Howard 256 E. Susquehanna Avenue Towson, Maryland 21204

> Mr. August Herrling 111 Willow Avenue Towson, Maryland 21204

John W. Hessian, III, Esquire People's Counsel

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WRITAM L HAMPS & CAMB COMMON

April 9, 1980

Mr. Warren Soc't Dykes 10h E. Susquehanna Avenue Towson, Maryland 21204

RE: Petition for Variance S/S Susquehanna Ave., 120' E of Maryland Avenue Case No. 80-209-A

Dear Mr. Dykes:

This is to mivise you that \$43.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jennes, 1600m 113, County Office Building, Towson, Maryland 2120h, before the hearing.

Zoning Commissioner

VEHIBJ

INCITION FOR VARIANCE

9th District

Petition for Variance for height requirements ZONING:

South side of Susquehanna Avenue, 120 feet East of Maryland LOCATION:

Avenue

DATE & TIME:

Thursday, April 17, 1980 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Variance to permit an average height of 16.5 feet in lieu of the required 15 feet for an

The Zoning Regulation to be excepted as follows:

eristing Carage

Section 400.3 - The height of accessory buildings shall not exceed fifteen feet

All that parcel of land in the Ninth District of Baltimore County

Being the property of Warren Scott Dykes, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 17, 1980 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapcake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HALMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

March 25, 1980

Office of Planning and Zoning

Petition No. 80-209-A Item 158

Petition for Variance for height requirements South side of Susquehanna Avenue, 120 feet East of Maryland Avenue Petitioner – Warren Scott Dykes

Ninth District

HEARING: Thursday, April 17, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

32-2019

JD\$:JGH:ab

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PETITION	M	APPI	NG	PRC	GRE	SS	SHEE	T		
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Descriptions checked and outline plotted on map									,	
Petition number added to outline										
Denied					!					
Granted by ZC, BA, CC, CA										
Reviewed by:	(i				ed Pla ge in ou		or des	cript	ion	_Yes _No
Previous case:				Map	#					

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue

ZONII	NG DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland
G.	Date of Posting 3/3/3/2
District.	Date of Posting
Positioner 17 2 2001	Best Person
Location of property: 5/5	Brogue hance des , 1201 E
Maryland a	7:4

CERTIFICATE OF POSTING

Location of prope ____-

1 Buch

Towson, Maryland 21204 Your Petition has been received this 29 day of # 158 William E. Hammond, Zoning Commissioner *This is not to be interpreted as acceptance of the Petition for assignment of a

hearing date.

SEP 2.9 (20)

PETITION FOR VARIANCE

20ning: Petition for Variance for height requirements.

Location: South side of Susquehanna avenue, 120 feet east of Maryland avenue.

Date & Time: Thursday, April

Date & Time: Thursday, April
17, 1980 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:
Petition for Variance to
permit an average height of 16.5
feet in lieu of the required 15
feet for an existing garage.

feet for an existing garage.

The Zoning Regulation to be excepted as follows: Section 400.8 - the height of

All that parcel of land in the Ninth District of Baltimore County, located on the south side of Susquehanna avenue, approximately 120 feet east of Maryland avenue, known as lots 22 (15 th 15 t shown on Plat of Towson Manor which is recorded in the land records of Baltimore County in Liber 05, folio 79. Also known as 104 East

Susquehanna avenue, property of Warren S. Dykes. Being the property of Warren Scott Dykes, as shown on plat plan filed with the Zoning

Department.
Hearing Date:
THURSDAY, APRIL 17, 1980
AT 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E HAMMOND

WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

Uge Essex Times

This is to Certify, That the annexed

was inserted in Ole Essex Times, a newspaper printed and published in Baltimore County, once in

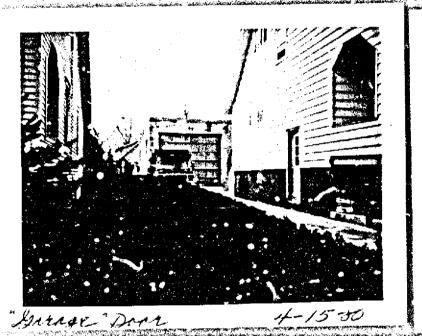
CERTIFICATE OF PUBLICATION

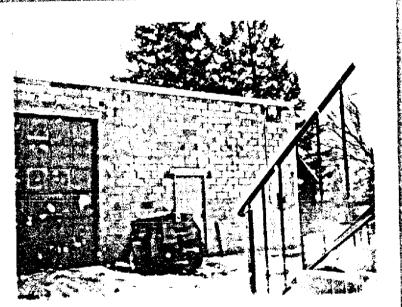
TOWSON, MD.,__April 3.____, 19_30 THIS IS TO CERTIFY, that the annexed advertisement was

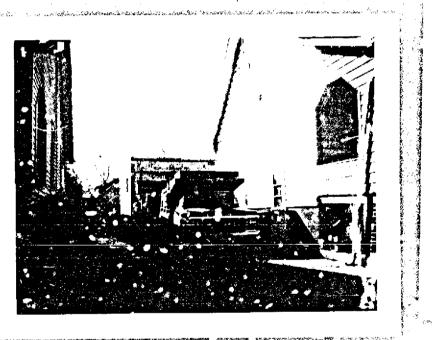
published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., page in each of__one-time----successivexweeks before the____17th_---day of ____april ____, 19_30_, the first publication

appearing on the____3rd____day of____4pril

Cost of Advertisement, \$ 19 \square







EONING: Petition for Variance for "rich requirements"
Language Tion: South side of Rusque-lanta Avenue, 120 feet East of Maryland Avenue
DATE 4 TIME: Thursday, April 17, 1986 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesaparks A use, Towson, Maryland.

Located on the South side of Susquehanna Avenue, approximately 120 feet East of Maryland Avenue, known as Lots #63 (15 ft.), #64 (Total), #65 (5 ft.) as shown on Plat of Towson Manor which is recorded in the land records of Baltimore County in Liber 05, Folio 78. Also known as 161 East Su-quehanna Avenue, property of Warren S. Dykes.

Being the property of Warren Scott Dykes, as shown on plat plan filed with the Zoning Department Hearing Date: Thursday, April 17, 1980 at 10:00 A.M.

Public Hearing: Room 106, County

1880 at 10:00 A.M.

Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 3.

